

LAND FOR SALE

# 1.22 Acre Fee Fee Rd

7 FEE FEE RD, MARYLAND HEIGHTS, MO 63043



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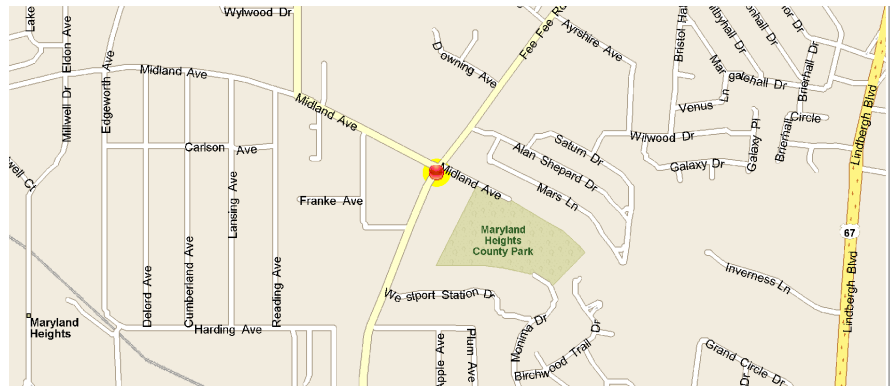
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$265,715
Lot Size:	1.22 Acres
Zoning:	104C-1
Municipality:	Saint Charles County
Submarket:	West County
Traffic Count:	9,531
Price / SF:	\$5.00



### PROPERTY OVERVIEW

Opportunity for redevelopment in Maryland Heights, Missouri. Situated in a densely populated area, this property is located near the intersection of Fee Fee Road and Midland Avenue, just East of I-270 and West of US Hwy 67. This site offers excellent visibility and access via Fee Fee Road. The city of Maryland Heights is home to a number of large corporations including Edward Jones, Elsevier Publishing, Fred Weber Inc., Grey Eagle Distributors, Hollywood Casino, St. Louis Post-Dispatch, World Wide Technology, and many more.

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## PROPERTY DETAILS

### SALE PRICE

**\$265,715**

#### LOCATION INFORMATION

Building Name	7 Fee Fee Road
Street Address	7 Fee Fee Rd
City, State, Zip	Maryland Heights, MO 63043
County/Township	Saint Louis/Maryland Heights
Municipality	Saint Charles County
Submarket	West County
Road Type	Paved
Nearest Highway	I-270
Nearest Airport	Lambert International Airport

#### LAND

Number Of Lots	3
Irrigation	No
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

#### PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	104C-1
Lot Size	1.22 Acres
APN#	13N220232
Corner Property	no
Traffic Count	9,531
Traffic Count Street	Fee Fee Road

#### PARKING & TRANSPORTATION

Street Parking	No
Rail Access	N/A

#### OPERATING EXPENSES

Taxes	\$942.15
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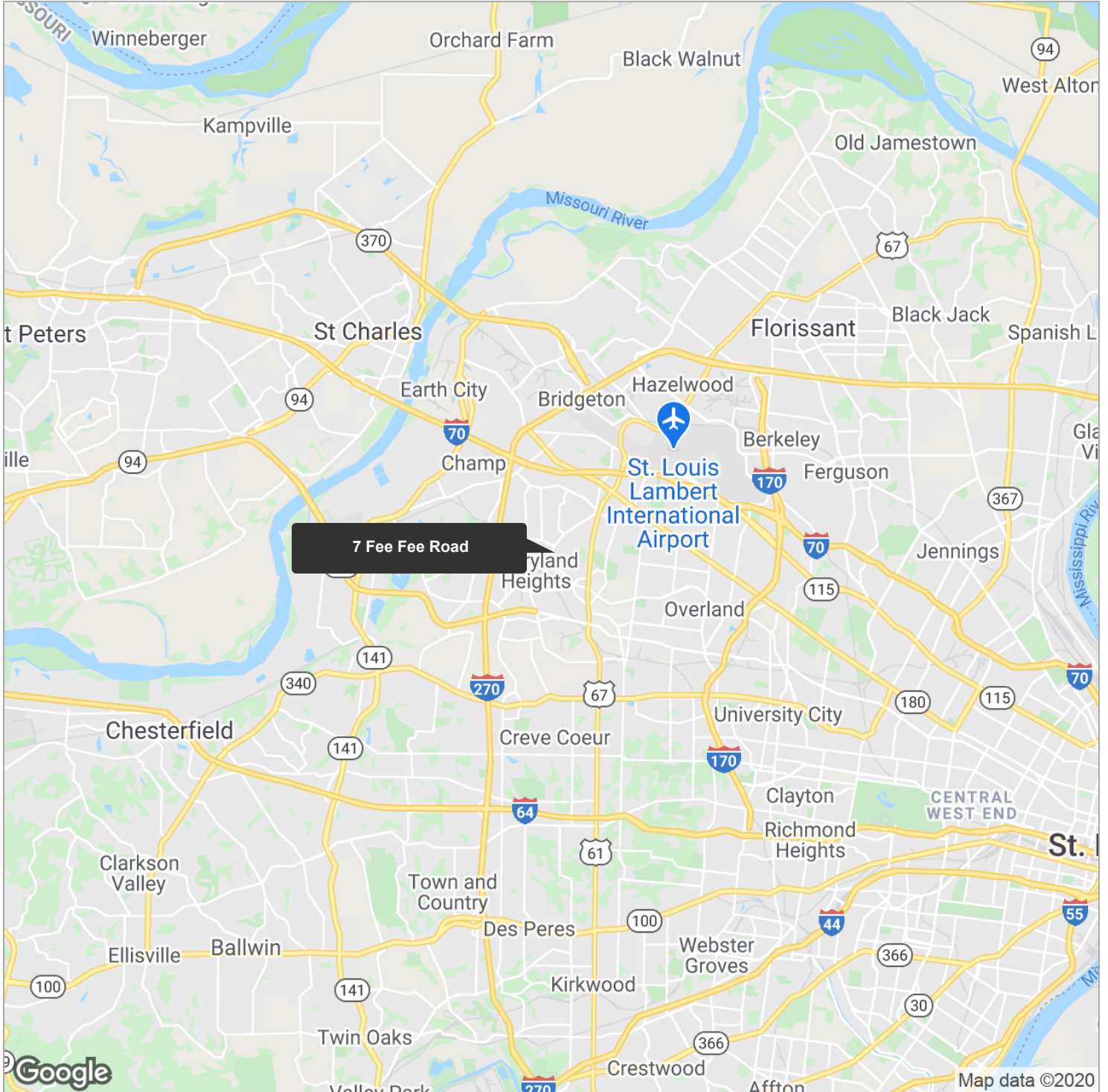
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## REGIONAL MAP



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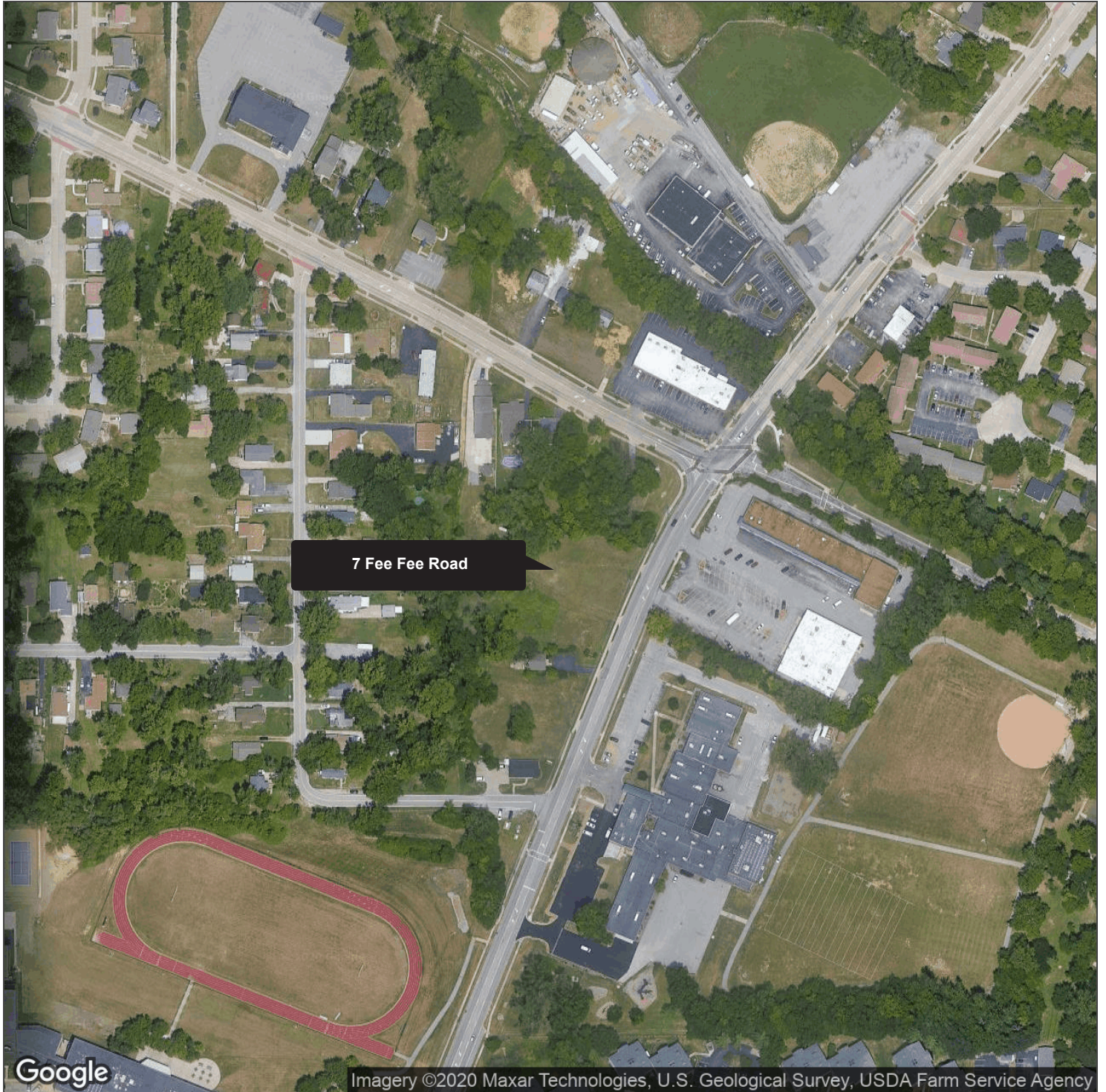
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## AERIAL MAP



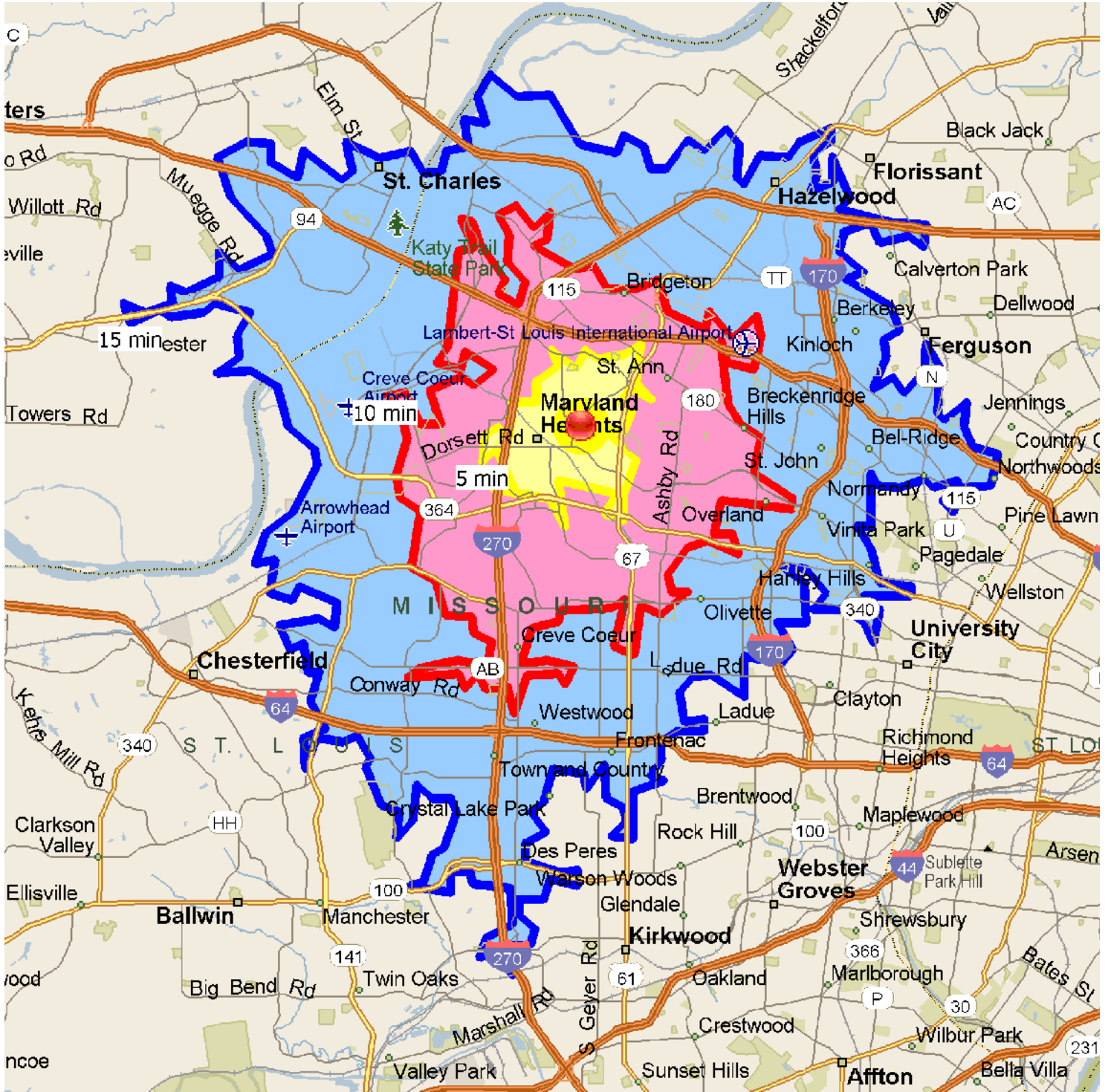
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## DRIVE TIME MAP - 5, 10, 15 MINUTES



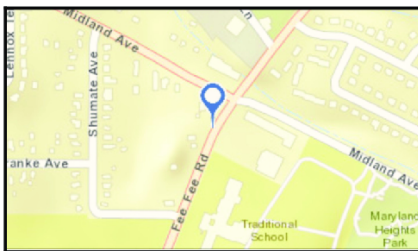
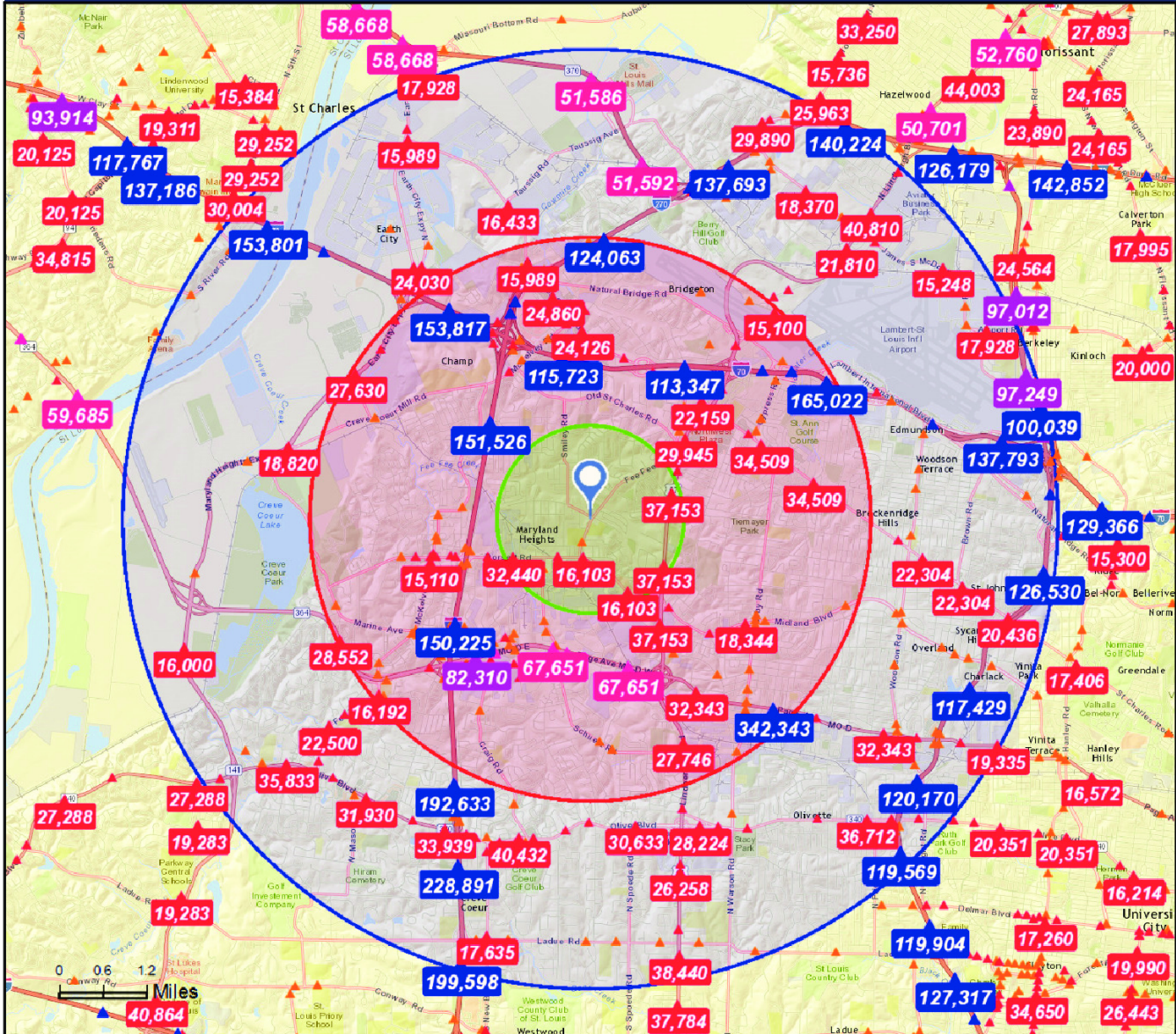
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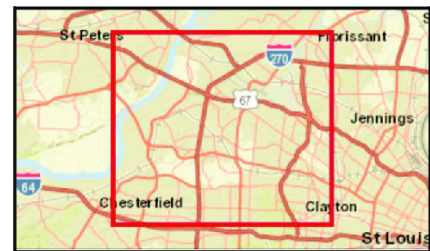
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# TRAFFIC COUNT MAP



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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## DEMOGRAPHICS REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,430	73,869	163,261
Median age	39.6	39.5	39.1
Median age (Male)	37.7	37.0	37.1
Median age (Female)	41.1	42.0	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,480	33,279	72,467
# of persons per HH	2.4	2.2	2.3
Average HH income	\$67,763	\$62,218	\$68,978
Average house value		\$169,468	\$198,911
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	383 (4.5%)	4,001 (5.4%)	7,357 (4.5%)
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	5,953 (70.6%)	54,688 (74.0%)	120,835 (74.0%)
Black	1,103 (13.1%)	10,564 (14.3%)	26,196 (16.0%)
Asian	923 (10.9%)	5,402 (7.3%)	10,036 (6.1%)
Hawaiian	0 (0.0%)	0 (0.0%)	0 (0.0%)
American Indian	154 (1.8%)	447 (0.6%)	708 (0.4%)
Other	77 (0.9%)	1,143 (1.5%)	1,798 (1.1%)
<b>DAYTIME DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Number of Businesses	514	4,555	10,758
Number of Employees	8,180	86,522	213,520

*\* Demographic data derived from 2010 US Census*

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